



Los Angeles County
Department of Regional Planning
Planning for the Challenges Ahead



Bruce W. McClendon FAICP
Director of Planning

July 2, 2007

TO: Librarian
Canyon Country Jo Anne Darcy Library
18601 Soledad Canyon Road
Santa Clarita, CA 91351-3721

FROM: Donald Kress
Regional Planning Assistant II
Department of Regional Planning
Land Divisions Section
320 West Temple Street, Room 1382
Los Angeles, California 90012

**SUBJECT: VESTING TENTATIVE TRACT MAP NO. 45123
CONDITIONAL USE PERMIT NO. 87-036**

PROJECT LOCATION: Along Vasquez Canyon Road east of the intersection with Mystery Mesa Drive.

The subject project is scheduled for a Public Hearing before a Hearing Officer of Los Angeles County on August 7, 2007.

Please have the materials listed below available to the public through August 17, 2007.

If you have any questions regarding this matter, please call Donald Kress in Land Divisions Section of the Department of Regional Planning at (213) 974-6433.

Thank you.

Attachments: 1. Copy of Vesting Tentative Tract Map No. 45123 and Exhibit "A" map dated January 16, 2007.
2. Land Use Map
3. Notice of Public Hearing
4. Draft factual
5. Draft reports/recommendation
6. Mitigated negative declaration documentation



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Bruce W. McClendon FAICP
Director of Planning

**NOTICE OF PUBLIC HEARING FOR
PROPOSED LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 45123
CONDITIONAL USE PERMIT NO. 87-036
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

Notice is hereby given that a Hearing Officer of Los Angeles County will conduct a public hearing concerning this proposed land development on August 7, 2007, at 9:00 a.m., in Room 150, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Room 150 will open to the public at 8:50 a.m. Interested persons will be given an opportunity to testify.

This project received a Mitigated Negative Declaration pursuant to State and County Environmental Reporting Guidelines with potential for impacts reduced to less than significant levels.

General description of proposal: The tract map proposes to create 10 single family lots on 40.36 gross acres. The applicant has requested a Conditional Use Permit for hillside management.

General location of property: Along Vasquez Canyon Road east of the intersection with Mystery Mesa Drive in the Bouquet Canyon Zoned District.

These cases do not affect the zoning of surrounding properties. If you are unable to attend the public hearing but wish to send written comments, please write to the Department of Regional Planning at the address given below, Attention: Donald Kress. You may also obtain additional information concerning this case by phoning Donald Kress at (213) 974-6433. Callers from North County areas may dial (661) 272-0964 (Antelope Valley) or (661) 253-0111 (Santa Clarita) and then ask to be connected to (213) 974-6433. Public service hours: 7:30 a.m. to 6:00 p.m., Monday through Thursday. Our office is closed on Fridays.

If the final decision on this proposal is challenged in court, testimony may be limited to issues raised at the public hearing or by written correspondence delivered to the Hearing Officer at or prior to the public hearing.

Case materials are available for inspection during regular working hours at the Department of Regional Planning, Hall of Records, 320 West Temple Street, Room 1382, Los Angeles, California 90012. These materials will also be available for review beginning July 7, 2007, at the Canyon Country Jo Anne Darcy Library, 18601 Soledad Canyon Road, Santa Clarita, CA 91351-3721. Selected materials are also available on the Department of Regional Planning website at "[http:// planning.lacounty.gov/case.htm](http://planning.lacounty.gov/case.htm)."

"ADA ACCOMMODATIONS: If you require reasonable accommodations or auxiliary aids and services such as material in alternate format or a sign language interpreter, please contact the ADA (Americans with Disabilities Act) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD), with at least three business days notice".

"Este es un aviso de una audiencia publica de acuerdo al Decreto de la Proteccion del Medio Ambiente de California. El proyecto que se considera por el Condado de Los Angeles es una propuesta para crear 10 lotes en 40.36 acres. El aspirante has solicitado un permiso condicional del uso para la gerencia de ladera. La audiencia publica para considerar el proyecto se llevara acabo el 7 de agosto de 2007. Si necesita mas informacion, o si quiere este aviso en Espanol, favor de llamar al Departamento de Planificacion al (213) 974-6466."



Los Angeles County Department of Regional Planning
320 West Temple Street, Los Angeles, California 90012
Telephone (213) 974-6433

VESTING TRACT MAP NO. 45123
CONDITIONAL USE PERMIT NO. 87-036

HO MEETING DATE	CONTINUE TO
AGENDA ITEM No.	
PUBLIC HEARING DATE 8-7-07	

APPLICANT Jay Rodgers, Inc.	OWNER Jay Rodgers, Inc.	REPRESENTATIVE Land Design Consultants, Inc.
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REQUEST:
Tentative Tract Map No 45123: To create 10 single family lots on 40.36 acres;
Conditional Use Permit for hillside management

LOCATION/ADDRESS Along Vasquez Canyon Road east of the intersection with Mystery Mesa Drive.	ZONED DISTRICT Bouquet Canyon	
ACCESS Vasquez Canyon Road	COMMUNITY Santa Clarita Valley	
SIZE 40.36 gross acres	EXISTING ZONING A-1-1 (Light Agricultural-One Acre Minimum Required Lot Area)	
EXISTING LAND USE Vacant	SHAPE Irregular	TOPOGRAPHY Hilly

SURROUNDING LAND USES & ZONING	
North: Power line right of way; vacant land/A-1-1	East: Vacant land; single-family residence/A-1-1
South: Single-family residences; vacant land /A-1-1	West: Vacant land/A-1-1

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Santa Clarita Valley Area Plan	HM (Hillside Management)	18 du	Yes

ENVIRONMENTAL STATUS Negative Declaration
DESCRIPTION OF SITE PLAN The tentative map depicts 10 lots on 40.36 acres in a hillside management area that includes two Restricted Use Areas ("RUA") due to landslides and one RUA due to fault. 43,000 cubic yards of cut grading and 40,000 yards of fill grading are proposed. The lots vary in size from 2.88 acres to 6.94 acres. A 20-foot wide Mint Canyon Trail alignment is required in this project. The approximate centerline of this alignment is depicted on the tentative map.
KEY ISSUES <ul style="list-style-type: none">Hillside management—minimum 70% open space is provided within the individual lots.Mitigating fault and landslide restricted use areas.

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON		
RPC HEARING DATE (S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING)		
SPEAKERS* (O) (F)	PETITIONS (O) (F)	LETTERS (O) (F)

*(O) = Opponents (F) = In Favor

COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

☒ APPROVAL☐ DENIAL☐ No improvements _____ 20 Acre Lots _____ 10 Acre Lots _____ 2½ Acre Lots _____ Sect 191.2☒ Street improvements _____ Paving _____ Curbs and Gutters _____ Street Lights
_____ Street Trees _____ X Inverted Shoulder _____ Sidewalks _____ Off Site Paving _____ ft.☒ Water Mains and Hydrants☒ Drainage Facilities☐ Sewer☒ Septic Tanks☐ Other _____☒ Park Dedication "In-Lieu Fee"

SPECIAL INDIVIDUAL DEPARTMENT CONCERNS

Engineer

Road

Flood

Forester & Fire Warden

Parks & Rec.

Health

Planning

ISSUES AND ANALYSIS

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 45123 (Rev.)

Page 1/3

TENTATIVE MAP DATED 01-16-2007
EXHIBIT "A" MAP DATED 01-16-2007

The following reports consisting of 10 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

-HW

Rev. 04-24-2007

The following reports consisting of ___ pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. Provide access easement from "A" Street and "B" Street to the northerly tract boundary to the satisfaction of the Department of Regional Planning.
8. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
9. Reserve reciprocal easements for drainage, ingress/egress, water, utilities, right to grade, and maintenance purposes, etc., in documents over the common private driveways and delineate on the final map to the satisfaction of Public Works.
10. Furnish Public Works' Street Name Unit with a list of street names acceptable to the subdivider. These names must not be duplicated within a radius of 20 miles.
11. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
12. Grant ingress/egress and utility easements to the public over the future streets.
13. Quitclaim or relocate easements running through proposed structures.
14. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
15. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
16. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 45123 (Rev.)

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TENTATIVE MAP DATED 01-16-2007
EXHIBIT "A" MAP DATED 01-16-2007

17. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

HCW
Prepared by Henry Wong
tr45123L-rev13.doc

Phone (626) 458-4915

Date 03-19-2007



**COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
SUBDIVISION PLAN CHECKING SECTION
DRAINAGE AND GRADING UNIT**

TRACT NO. 45123

REV TENTATIVE MAP DATED 01/16/07
EXHIBIT MAP DATED 01/16/07

DRAINAGE CONDITIONS

- [1] Provide drainage facilities to remove the flood hazard and dedicate and show necessary easements and/or right of way on the final map. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.
- [2] Access may be required to culvert inlets and outlets to the satisfaction of the Department of Public Works prior to the filing of the final map.
- [3] Place a note of flood hazard on the final map and delineate the areas subject to flood hazard. Show and label all natural drainage courses. Dedicate to the County the right to restrict the erection of buildings in the flood hazard area. This note will be allowed on lots 1-7, 9, 10. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.
- [4] Provide a hydrology study for design of drainage facilities/delineation of flood hazard. The access easements must be free of flood hazard to the satisfaction of the Department of Public Works. Hydrology study shall be approved prior to submittal of improvement plans. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.
- [5] Notify the State Department of Fish and Game prior to commencement of work within any natural drainage course. If non-jurisdiction is established by the Department of Fish and Game, submit a letter of non-jurisdiction to Public Works (Land Development Division).
- [6] Contact the State Water Resources Control Board to determine if a Notice of Intent (NOI) and a Storm Water Pollution Prevention Plan (SWPPP) are required to meet National Pollution Discharge Elimination System (NPDES) construction requirements for this site.
- [7] Contact the Corps of Engineers to determine if a 404 Permit is required for any proposed work within the major watercourse. Provide a copy of the 404 Permit upon processing of the drainage plans. If non-jurisdiction is established by the Corps of Engineers, submit a letter of non-jurisdiction to Public Works (Land Development Division).
- [8] Comply with the requirements of the drainage concept / Standard Urban Stormwater Mitigation Plan (SUSMP) plan which was conceptually approved on 04/23/07 to the satisfaction of Public Works.

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GRADING CONDITIONS:

- [1] A grading plan and soil and geology report must be submitted and approved prior to approval of the final map. The grading plans must show and call out the construction of at least all the drainage devices and details, the paved driveways, the elevation and drainage of all pads, and the SUSMP devices. The applicant is required to show and call out all existing easements on the grading plans and obtain the easement holder approvals prior to the grading plans approval.

Name

Diego G. Rivera
EJR _____
DIEGO G. RIVERA

Date 04/23/07 Phone (626) 458-4921

**County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
900 So. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-4925**

DISTRIBUTION
1 Geologist
1 Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT MAP 45123
SUBDIVIDER Rodgers
ENGINEER Land Design Consultants
GEOLOGIST A.E. Seward Engineering Geology, Inc.
SOILS ENGINEER A.E. Seward Engineering Geology, Inc.

TENTATIVE MAP DATED 1/16/07 (Revision)
LOCATION Canyon Country
REPORT DATE 3/19/03/ 3/22/91/ 9/6/89/ 11/21/88,
REPORT DATE 6/17/85/ (Gordon), 5/9/85 (91-637-4)

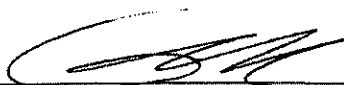
☒ **TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL. PRIOR TO FILING THE FINAL LAND DIVISION MAP, THE FOLLOWING CONDITIONS MUST BE FULFILLED:**

- ☒ The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical factors have been properly evaluated.
- ☒ A grading plan must be geotechnically approved by the GMED. This grading plan must be based on a detailed engineering geology report and/or soils engineering report and show all recommendations submitted by them. It must also agree with the tentative map and conditions as approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds will be required.
- ☒ All geologic hazards associated with this proposed development must be eliminated,
or
delineate restricted use areas, approved by the consultant geologist and/or soils engineer, to the satisfaction of the Geology and Soils Sections, and dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas.
- ☒ A statement entitled: "Geotechnical Note(s), Potential Building Site: For grading and corrective work requirements for access and building areas for Lot(s) No(s). _____ refer to the Soils Report(s) by _____, dated _____."
- ☒ The Soils Engineering review dated 3/1/07 is attached.

☐ **TENTATIVE MAP IS APPROVED FOR FEASIBILITY. THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:**

- ☐ This project may not qualify for a waiver of final map under section 21.48.140 of the Los Angeles County Title 21 Subdivision Code.
- ☐ The subdivider is advised that approval of this division of land is contingent upon the installation and use of a sewer system.
- ☐ Geology and/or soils engineering reports may be required prior to approval of building or grading plans.
- ☐ Groundwater is less than 10 feet from the ground surface on lots _____
- ☐ The Soils Engineering review dated _____ is attached.

Prepared by


Geir R. Mathisen

Reviewed by _____

Date 2/26/07

**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION**

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913

District Office 8.2
Job Number LX001129
Sheet 1 of 1

Tentative Tract Map 45123
Location Canyon Country
Developer/Owner Rodgers
Engineer/Architect Land Design Consultants
Soils Engineer Allan E. Seward Engineering Geology, Inc.
Geologist Same as above

DISTRIBUTION:

☐ Drainage
☐ Grading
☐ Geo/Soils Central File
☐ District Engineer
☐ Geologist
☐ Soils Engineer
☐ Engineer/Architect

Review of:

Revised Tentative Tract Map Dated by Regional Planning 1/16/07
Soils Engineering and Geologic Report Dated 8/20/03, 3/19/03, 3/22/91, 11/21/88 & 5/9/85(91-637-4)

Previous review sheet dated 5/26/05

ACTION:

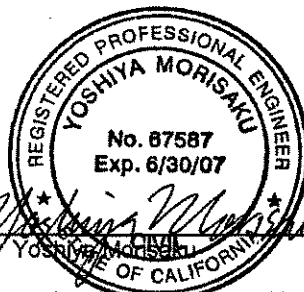
Tentative Tract Map feasibility is recommended for approval.

REMARKS:

At the grading plans stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.

NOTE TO THE PLAN CHECKER/BUILDING AND SAFETY DISTRICT ENGINEER:

- A. THE ON-SITE SOILS ARE SEVERELY CORROSIVE TO CONCRETE AND FERROUS METALS.
- B. THE ON-SITE SOILS ARE HIGH EXPANSION POTENTIAL.
- C. PER THE SOILS ENGINEER THE BUILDING SITE IN LOT 5 SHALL BE OVER EXCAVATED 15 FEET.



Reviewed by Yoshiya Morisaku Date 3/1/07

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.
P:\Yosh45123TentTa

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. The central angles of the right of way radius returns shall not differ by more than 10 degrees on local streets.
2. Driveways will not be permitted within 25 feet upstream of any catch basins when street grades exceed six percent.
3. Provide minimum landing area of 25 feet at a maximum three percent grade on "A" Street and "B" Street at Vasquez Canyon Road to the satisfaction of Public Works.
4. Provide property line return radii of 27 feet at the intersections of "A" Street and "B" Street with Vasquez Canyon Road plus additional right of way for corner cut off to meet current guidelines of the Americans with Disabilities Act (ADA) to the satisfaction of Public Works.
5. Dedicate right of way 32 feet from centerline on Vasquez Canyon Road per CSB-2574 if not already dedicated.
6. Make an offer of additional future right of way 8 feet beyond the 32 feet dedicated right of way from centerline on Vasquez Canyon Road per CSB-2574 to the satisfaction of Public Works.
7. Dedicate slope easement on Vasquez Canyon Road to the satisfaction of Public Works.
8. Dedicate the right to restrict vehicular access on Vasquez Canyon Road to Lots 9 and 10.
9. Dedicate vehicular access rights on Vasquez Canyon Road to all remaining lots. If the Department of Regional Planning requires the construction of a wall, complete access rights shall be dedicated.
10. Dedicate right of way 29 feet from centerline on "A" Street and "B" Street.
11. Make an offer of future right of way 32 feet from centerline on Burton Way on an alignment to the satisfaction of Public Works. Whenever there is an offer of a future street, provide a drainage statement/letter.
12. Dedicate slope easement on Burton Way to the satisfaction of Public Works.

13. Provide a common driveway to Lots 9 and 10 with a minimum width of 30 feet to the satisfaction of Public Works.
14. Construct inverted shoulder pavement 14 feet (lane width) and 4 feet (shoulder width) with concrete flow lines on "A" Street and "B" Street to the satisfaction of Public Works.
15. Re-construct inverted shoulder pavement 14 feet (lane width) and 4 feet (shoulder width) with concrete flow lines along the property frontage on Vasquez Canyon Road to the satisfaction of Public Works. Grade remaining parkway/shoulder at 2 percent cross-slope within ultimate right of way to the satisfaction of Public Works.
17. Underground all existing service lines and distribution lines that are less than 50 KV and new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
18. Provide adequate pavement for 100 feet of left-turn lanes and 60 mph transitions on Vasquez Canyon Road at "A" Street, "B" Street, Burton Way, and the common driveway to Lots 9 and 10 to the satisfaction of Public Works.
19. Prepare detailed 1" = 40' scaled signing and striping plans for Vasquez Canyon Road abutting this subdivision to the satisfaction of Public Works.
20. Install postal delivery receptacles in groups to serve two or more residential lots.
21. Provide and install street name signs prior to occupancy of buildings.
22. Local all trail easements to outside of road right of way.
23. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of the Public Works.
24. Prior to final map approval, pay the fees established by the Board of Supervisors for the Eastside Bridge and Major Thoroughfare Construction Fee District in effect at the time of recordation. The current applicable fee is \$15,870 per factored unit and is subject to change.

HCW

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT NO. 45123 (Rev.)

Page 1/1

TENTATIVE MAP DATED 01-16-2007

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

Approved without conditions. There are no existing public sewer facilities within proximity of the project and the subdivider proposes to use private sewer systems.

HW

Prepared by Julian Garcia
tr45123s-rev13.doc

Phone (626) 458-4921

Date 03-19-2007

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
TRACT NO. 45123 (Rev.)

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TENTATIVE MAP DATED 01-16-2007
EXHIBIT MAP DATED 01-16-2007

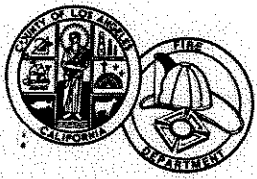
The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all lots in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each lot.
3. The applicant shall comply with the requirements as indicated on the attached letter dated August 1, 2002 from the Newhall County Water District to the satisfaction of Public Works and the Newhall County Water District.

HW
Prepared by Lana Radle
tr45123w-rev13.doc

Phone (626) 458-4921

Date 03-13-2007



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

R.P. Donald

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 45123 Map Date January 16, 2007

C.U.P. 02-164 Vicinity Sand Canyon

- ☐ **FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- ☒ Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
- ☒ Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- ☒ Where driveways extend further than 300 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- ☒ The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- ☒ Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- ☒ This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- ☒ Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- ☐ Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- ☐ The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- ☐ These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- ☐ The Fire Department has no additional requirements for this division of land.

Comments: See additional comment sheet for specifics.

By Inspector: Janna Masi Date March 14, 2007

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNICORPORATED

Subdivision No. TR 45123 Tentative Map Date January 16, 2007

Revised Report yes

- ☐ The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- ☒ The required fire flow for public fire hydrants at this location is 1250 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. 1 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- ☐ The required fire flow for private on-site hydrants is gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- ☐ Fire hydrant requirements are as follows:
- Install 5 public fire hydrant(s). Upgrade / Verify existing public fire hydrant(s).
- Install private on-site fire hydrant(s).
- ☒ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- ☒ Location: As per map on file with the office.
- ☐ Other location:
- ☒ All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- ☐ The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- ☐ Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- ☐ Hydrants and fire flows are adequate to meet current Fire Department requirements.
- ☐ Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments:

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Janna Masia Date March 14, 2007

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

LAND DEVELOPMENT UNIT REQUIREMENTS

ADDITIONAL PAGE

SUBDIVISION NO. **TR 45123**

PAGE NO. **1**

- 1 All proposed driveways shall be a minimum width of 20' of paved vehicular access, to be installed prior to building permit issuance. All driveways shall maintain a minimum turning radii of 32' on the centerline.
- 2 The lots labeled as Not a Part shall be required through future subdivision / construction to comply with the following conditions: Access shall meet the standards of the Los Angeles County Fire Dept., to be determined on the proposed development. Said improvement shall not be less than 20' of paved access. Additionally, if the easterly drive joins the drives for lots 1 and 2 then the required pavement width shall be 24' until the drives separate. All driveways shall maintain a minimum turning radii of 32' on the centerline.
- 3 Grades for the required turnarounds shall not exceed those for drainage purposes only. 20' 0" 9m
- 4 Clearly depict drainage areas and locations of crossings for vehicular access. All drainage crossings shall be designed in compliance with the Department of Public Works.
- 5 Private driveway drainage facilities shall be submitted to the Department of Public Works for review and approval prior to final map clearance

By Inspector: Janna Masi

Date: March 14, 2007

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map # 45123

DRP Map Date: 01/16/2007

SCM Date: 03/19/2007

Report Date: 03/15/2007

Park Planning Area # 35F

ANGELES FOREST

Map Type: REV. (REV RECD)

Total Units = Proposed Units + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.09
IN-LIEU FEES:	\$5,291

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$5,291 in-lieu fees.

Trails:

See also attached Trail Report. MINT CANYON TRAIL - For trail requirements, please contact Robert Ettleman, Interim Trails Coordinator at (213) 351-5134.

Contact Patrocenia T. Sobrepeña, Departmental Facilities Planner I, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, California, 90020 at (213) 351-5120 for further information or an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements contact Trail Coordinator at (213) 351-5135.

By: 
James Barber, Advanced Planning Section Head

Supv D 5th
March 19, 2007 07:44:47
QMB02F.FRX



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map #	45123	DRP Map Date: 01/16/2007	SMC Date: 03/19/2007	Report Date: 03/15/2007
Park Planning Area #	35F	ANGELES FOREST	Map Type: REV. (REV RECD)	

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

$$(P) \text{ people} \times (0.003) \text{ Goal} \times (U) \text{ nits} = (X) \text{ acres obligation}$$

$$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.

Goal = The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units 10 = Proposed Units 10 + Exempt Units 0

	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	2.89	0.0030	10	0.09
M.F. < 5 Units	2.01	0.0030	0	0.00
M.F. >= 5 Units	4.19	0.0030	0	0.00
Mobile Units	2.78	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.09

Park Planning Area = 35F ANGELES FOREST

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.09	\$58,789	\$5,291

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.09	0.00	0.00	0.09	\$58,789	\$5,291



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Creating Community Through People, Parks and Programs"

Russ Guiney, Director

March 19, 2007

Donald Kress
Regional Planning Assistant II
Land Divisions Section
Department of Regional Planning
320 West Temple Street, Room 1346
Los Angeles, California 90012

Dear Mr. Kress:

**TRAIL CONDITIONS OF MAP APPROVAL
Vesting Tentative Tract Map #45123
Map Dated January 16, 2007**

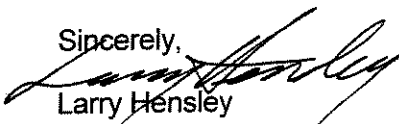
The Department of Parks and Recreation has completed its review of Tentative Tract Map 45123. The trail alignment for the proposed Mint Canyon 20' wide dedicated multi-use trail easement is acceptable to the Department. The Department currently has placed no trail HOLD on this map. The Department is approving the tentative map, with the following conditions, before first phase of final recordation:

1. The Applicant shall provide the submittal of the rough grading plans, to include detailed grading information for the segment of trails the County will accept. The detailed grading information for the trail construction, shall include all pertinent information required, per Department trail standards and all applicable codes, but not limited to the following:
 - a. Cross slope gradients not to exceed 2%, and longitudinal (running) slope gradients not to exceed 15% for more than 300 feet. The Department will review and allow slopes slightly greater than 15% on a case by case basis.
 - b. Typical trail section and details to include:
 - Longitudinal gradients.
 - Cross slope gradients.
 - Name of trail.
 - c. Bush Hammer finish for crossings at all concrete surfaces.
 - d. Appropriate retaining walls.
 - e. Appropriate fencing where deemed necessary, for user safety and property security, as approved by the Department, etc.
 - f. Trail easement, must be outside of the road right-of-way.

2. The Applicant shall submit a cost estimate for the construction of the trail, with the rough grading plans. An electronic copy (Autocad 2005) of the rough grading plans shall also be submitted in a burned CD or DVD with the cost estimate.
3. After Department approval of the trail alignment shown on the rough grading plans, the Applicant shall post a Faithful Performance and Labor and Materials (FPLM) bond, with the Department for construction of the trail.
4. The Applicant shall then submit a preliminary construction schedule showing milestones for completing the trail.
5. Prior to the start of trail construction, the Applicants authorized representative (project manager, licensed surveyor, etc.) shall stake or flag the centerline of the trail. The Applicants Representative shall then schedule a site meeting with the Department's Trail Coordinator, for the Department's inspection and approval.
6. The Applicant's Representative shall provide updated trail construction schedules to the Department on a monthly basis. All schedule submittals shall provide a "Two Week Look-Ahead" schedule, to reflect any modification's to the original schedule.
7. After completion of the trail, the Developer shall notify the Department within five (5) business days for a final inspection trail walk.
8. After the initial Final Inspection Trail Walk, any portions of the constructed trail, not approved shall be corrected and brought into compliance, with the County of Los Angeles Park and Recreation Standards within thirty (30) calendar days. Applicant shall then call for another final inspection with the Department.
9. Upon Department approval and acceptance of the trail construction, the Applicant shall:
 - a. Issue a letter to the Department requesting acceptance of the dedicated trail;
 - b. Submit copies of the As-Built Trail drawings.

If you have any questions and comments, please contact Robert Ettleman, Trails Coordinator, at (213) 351-5134.

Sincerely,


Larry Hensley
Chief of Planning

cc: James Barber, DPR
Patrick Reynolds, DPR
Robert Ettleman, DPR

LH:RE:tlis



COUNTY OF LOS ANGELES

Public Health

JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JOHN F. SCHUNHOFF, Ph.D.
Chief Deputy

Environmental Health
TERRANCE POWELL, R.E.H.S.
Acting Director of Environmental Health

Bureau of Environmental Protection
Mountain & Rural/Water, Sewage & Subdivision Program
5050 Commerce Drive, Baldwin Park, CA 91706-1423
TEL (626)430-5380 · FAX (626)813-3016
www.lapublichealth.org/eh/progs/envirp.htm



BOARD OF SUPERVISORS

Gloria Molina
First District
Yvonne B. Burke
Second District
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Third District
Don Knabe
Fourth District
Michael D. Antonovich
Fifth District

March 15, 2007

RFS No. 07-0003812

Tract Map No. 45123

Vicinity: Santa Clarita/Forrest Park

Tentative Tract Map Date: January 16, 2007 (13th Revision)

The County of Los Angeles Department of Public Health has no objection to this map and **Tentative Parcel Map 068295** is cleared for public hearing. The following conditions still apply and are in force:

1. **Prior to installation of any septic system**, a more detailed analysis, including site inspection by the Department will be completed in accordance with the Los Angeles County Plumbing Code and the Los Angeles County Health and Safety Code. Any factors that may influence the efficient operation of the private sewage disposal systems will be evaluated.
2. Public sanitary sewers are not available within 200 feet of any part of the proposed development and each lot is dependent upon the use of individual private sewage disposal systems.
3. **If due to future grading, close proximity to the Mint Canyon tributary drainage course, or for any other reason, the requirements of the plumbing code cannot be met on certain lots, the County of Los Angeles Department of Public Health will deny approval of building permits for the construction of homes on such lots.**
4. Potable water will be supplied by the Newhall County Water District, a public water system, which guarantees water connection and service to all lots.

If you have any questions or need additional information, please contact me at (626) 430-5380.

Respectfully,

Becky Valenti, E.H.S. IV

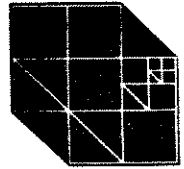
Mountain and Rural / Water, Sewage, and Subdivision Program

FILE COPY

Los Angeles County
DEPARTMENT OF
REGIONAL PLANNING
320 West Temple Street
Los Angeles
California 90012
974-64J1
Norman Murdoch
Planning Director

May 28, 1987

Engineering Service Corp.
6017 Bristol Parkway
Culver City, Ca 90230



Re: INITIAL STUDY DETERMINATION
PROJECT NO. 87036 CONDITIONAL USE PERMIT/TEN. TR. 45123

On May 28, 1987, the staff of the Department of Regional Planning completed its review of the Environmental Questionnaire and other data regarding your project and made the following determination as to the type of environmental document required.

- ☐ Use of previously prepared Environmental Document
- ☐ Categorical Exemption
- ☒ Negative Declaration
- ☐ Environmental Impact Report (EIR)

For EIRs only it is necessary that you submit two (2) copies of your Draft EIR to the planning staff for an initial review. Subsequent to our review, we will advise you on the completeness of the document and request a formal submittal to the Department. This formal submittal includes a \$ _____ fee and _____ copies of the EIR. The fee is in addition to the Initial Study fee or other case processing fees. The EIR is to address the factor(s) checked under "Summary of Significant Effects" on the attached Initial Study. The format and content for discussing this factor(s) is enclosed. Also, we are enclosing the "Content and Format for Environmental Impact Reports".

If you have any questions regarding the above determination or environmental document preparation, please contact the Impact Analysis Section at 974-6461.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Norman Murdoch, Director of Planning

Lee Stark, Supervisor
Impact Analysis Section

LS:RPR:mhb

Attachments

7/85

FILE COPY

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING
320 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012

NEGATIVE DECLARATION

PROJECT NO. 87036 CONDITIONAL USE PERMIT/TEN. TRACT 45123

1. Description: Division of 86.2 acres into 43 rural residential lots with a Hillside C.U.P.

2. Location: On the northerly side of Vasquez Cyn. Road between Lost Creek Road and Sierra Highway.

3. Proponent: R.F. Vincent, Inc.
1200 Aviation Blvd.
Redondo Beach, Ca 90278

4. Findings of No Significant Effect

Based on the attached Initial Study and Condition(s) (if applicable), it has been determined that the projects will not have a significant effect on the environment.

Prepared by: Roy Munger

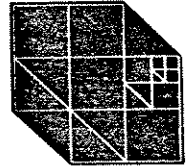
Date: 5-28-87/mhb

FILE COPY

Los Angeles County
DEPARTMENT OF
REGIONAL PLANNING
320 West Temple Street
Los Angeles
California 90012
974-6401
Norman Murdoch
Planning Director

May 5, 1987

Engineering Service Corp.
6017 Bristol Parkway
Culver City, Ca 90230



PROJECT CHANGES/CONDITIONS
DUE TO ENVIRONMENTAL EVALUATION

PROJECT: 87036 CONDITIONAL USE PERMIT/TEN. TRACT 45123

The Department of Regional Planning staff has determined that the following conditions or changes in the project are necessary in order to assure that there will be no substantial evidence that the proposed project may have a significant effect on the environment:

Prior to alteration of any streambeds, and as a means of mitigating potential environmental impacts, the applicant shall enter into an agreement with the California State Department of Fish and Game, pursuant to Sections 1601 through 1603 of the State Fish and Game Code.

Applicant is informed that a permit from the Corps of Engineers may be required.

As the applicant, I agree to incorporate these changes/conditions into my project, and understand that the public hearing and consideration by the Regional Planning Commission will be on the project as changed/conditioned.

Applicant
R.F. Vincent, Inc./1200 Aviation Blvd.
Redondo Beach, CA 90278

Date

☒ No response received within 15 days. Environmental Determination requires that these change/conditions be included in project.

Staff

Date

Arthur J. Munger

26 May 1987

PROJECT NUMBER:

87036

STAFF USE ONLY

CASES:

JT. 45723

* * * * * INITIAL STUDY * * * * *

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING

GENERAL INFORMATION

Map/Case Date: 1-29-87 Staff Member: MUNGER

Thomas Guide: 125-C-2 USGS Quad: MINT CANYON

Location: ON THE NORTHERLY SIDE OF VASQUEZ CYN.

ROAD BETWEEN LOST CREEK ROAD AND SIERRA HIGHWAY.

Description of Project: DIVISION OF 86.2 ACRES INTO 43

RURAL RESIDENTIAL LOTS WITH A HILLSIDE C.U.P.

Gross Area: 86.2 AC.

Environmental Setting: VACANT HILLSIDE LAND WITH BUCKWHEAT

AND JUNIPER GROUND COVER AND NO KNOWN RESOURCES.

THE SURROUNDINGS ARE MUCH THE SAME ALTHOUGH

SCATTERED HOMES AND A TRAILER PARK ARE LOCATED

TO THE SOUTH.

Zoning: A-1-1 General Plan: NON-URBAN

Community/Areawide Plan: HILLSIDE MANAGEMENT

ANALYSIS SUMMARY (See individual pages for details)

IMPACT ANALYSIS MATRIX:

CATEGORY	Factor	P A G E	No Impact/Insignificant Impact	
			Significant Impact	Potential Concern
NATURAL HAZARDS	Geotechnical	5	✓	
	Flood	6	✓	
	Fire	7	✓	
	Noise	8	✓	
NATURAL RESOURCES	Water Quality	9	✓	
	Air Quality	10	✓	
	Biota	11	✓	
CULTURAL RESOURCES/ VISUAL	Cultural Resources	12	✓	
	Visual Qualities	13	✓	
	Traffic/Access	14	✓	
SERVICES	Sewage Disposal	15	✓	
	Education	16	✓	
	Fire/Sheriff	17	✓	
	Utilities	18	✓	
OTHER	General	19	✓	
	Environ. Safety	20	✓	

DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

eliminary FINAL

- 7 ☐ 5-4-87 NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.
- 7 ☒ NEGATIVE DECLARATION, inasmuch as the changes required for the project will reduce impacts to insignificant levels (see "Conditions", page 4).
- 7 ☐ ENVIRONMENTAL IMPACT REPORT, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant".

7 Determination appealed—see attached sheet.

Environmental Finding (Negative Declarations):

☐ **ND** An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

☒ **NDC** An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Acceptance Letter included as part of this Initial Study.

NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

Reviewed by: Custis M. [Signature]

Date: 3-19-87

LRH 3-24-87

ENVIRONMENTAL ANALYSIS

1.0 Hazard Factors

1.1 Geotechnical

SETTING/IMPACTS:

- a. ☐ ^Y ☒ ^N Is the project site located in an active or potentially active fault zone?

- b. ☐ ☒ Is the project site located in an area containing a major landslide(s)?

- c. ☐ ☒ Is the project site located in an area having high slope instability?

- d. ☐ ☒ Is the project site subject to high subsidence, high groundwater level, or hydrocompaction?

- e. ☐ ☒ Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?

- f. ☐ ☐ Other factors? _____

MITIGATION MEASURES:

Standard mitigation measures are: ☐ Building Ordinance No. 2225--
Sections 308B, 309, 310 and
311 and Chapters 29 and 70.

Other considerations: ☐ Lot Size ☐ Project Design

CONCLUSION:

Considering the above information, could the project have a significant impact on, or be impacted by, geotechnical factors?

☐ Yes

☒ No

1.3 Fire

SETTING/IMPACTS

- a. ☒ Y ☐ N Is the project site located in a high fire hazard area (Fire Zone 4 or Quinton/Redgate fire classification)?
- b. ☐ ☒ Is the project site in a high fire hazard area and served by inadequate access due to length, width, surface material, turnarounds, or grade?
- c. ☐ ☒ Is the project site in a high fire hazard area and has more than 75 dwelling units on a single access?
- d. ☐ ☒ Is the project site located in an area having inadequate water and pressure to meet fire flow standards? WATER TO BE PROVIDED BY SANTA CLARITA WATER DISTRICT
- e. ☐ ☒ Is the project site located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?
- f. ☐ ☒ Does the proposed use constitute a potentially dangerous fire hazard condition/use?
- g. ☐ ☐ Other Factors? _____

MITIGATION MEASURES:

Standard mitigation measures are: ☐ Fire Ordinance No. 2947
☒ Water Ordinance No. 7834 ☐ Fire Prevention Manual Regulation No. 12

Other considerations: ☐ Project Design

CONCLUSION:

Considering the above information, could the project have a significant impact on, or be impacted by, fire hazard factors?

☐ Yes ☒ No

2.0 Natural Resources

2.1 Water Quality

SETTING/IMPACT:

- a. ☒ ^Y ☐ ^N Will the proposed project require the use of a private sewage disposal system?

- ☒ ☐ If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations?

- ☐ ☐ Is the project proposing on-site systems located in close proximity to a drainage course?
UNKNOWN
- b. ☐ ☒ Will the proposed project place industrial waste (corrosive or toxic materials) into a private sewage disposal system or a community system?

- c. ☐ ☐ Is the project site located in an area having known water quality problems and proposing the use of individual water wells?

- d. ☐ ☐ Other factors? _____

MITIGATION MEASURES:

Standard mitigation measures are: ☐ Plumbing Code--Ordinance No. 2269

☒ Health Ordinance No. 7583--Chapter 5 ☐ Industrial Waste Permit

Other considerations: ☒ Lot Size ☐ Lot Design

CONCLUSIONS:

Considering the above information, could the project have a significant impact on, or be impacted by, water quality problems?

☐ Yes

☒ No

2.3 Biota

SETTING/IMPACTS

- a. ☐ ☒ Is the project site located within a Significant Ecological Area or Significant Ecological Area Buffer?

- b. ☐ ☒ Does the project site contain a major riparian habitat?

- c. ☐ ☒ Does the project site contain oak or other unique native trees?

- d. ☐ ☐ Other factors?

MITIGATION MEASURES:

Other considerations: ☐ Lot Size ☐ Project Design

☐ Oak Tree Permit

CONCLUSIONS:

Considering the above information, could the project have a significant impact on biotic resources?

☐ Yes

☒ No

3.2 Visual Qualities

SETTING/IMPACTS:

- a. ☐ ^Y ☒ ^N Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element) or located within a scenic corridor?
- b. ☐ ☒ Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?
- c. ☐ ☒ Is the project site located in an undeveloped or undisturbed area which contains unique aesthetic features?
- d. ☐ ☒ Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?
- e. ☐ ☒ Will the project obstruct unique views from surrounding residential uses?
- f. ☐ ☒ Will the project create substantial sun shadow or glare problems?
- g. ☐ ☐ Other factors: _____

MITIGATION MEASURES

Other considerations: ☐ Lot Size ☐ Lot Design
☐ Compatible Use

CONCLUSION:

Considering the above information, could the project have a significant impact on scenic qualities.

☐ Yes

☒ No

4.2 Sewage Disposal

SETTING/IMPACTS:

a. ☐ ^Y ☐ ^N If served by a community sewage system, are there any known capacity problems at the treatment plant?

N/A

b. ☐ ☐ Are there any known capacity problems in the sewer lines serving the project site?

N/A

c. ☐ ☐ Other factors? _____

MITIGATION MEASURES:

Standard mitigation measures are:

☐ Plumbing Code--Ordinance No. 2269

☐ Sanitary Sewers and Industrial Waste Ordinance No. 6130

Other considerations: _____

CONCLUSION:

Considering the above information, could the project have a significant impact on the physical environment due to sewage disposal facilities?

☐ Yes

☒ No

4.4 Fire/Sheriff Services

SETTING/IMPACTS:

a. ☐ ^Y ☒ ^N Are there any known staffing or response time problems at the fire station or sheriff's substation serving the project site?

b. ☐ ☒ Are there any special fire or law enforcement problems associated with the project or the general area?

c. ☐ ☐ Other factors? _____

MITIGATION MEASURES:

Other considerations: _____

CONCLUSION:

Considering the above information, could the project have a significant impact on the physical environment due to fire/sheriff services?

☐ Yes

☒ No

5.0 Other Factors

5.1 General Factors

SETTING/IMPACTS:

- a. ☐ ^Y ☒ ^N Will the project result in an inefficient use of energy resources?

- b. ☐ ☒ Will the project result in a major change in the pattern, scale, or character of the general area or community?

- c. ☐ ☒ Will the project result in a significant increase in light and/or glare?

- d. ☐ ☒ Will the project result in a significant reduction in the amount of agricultural land?

- e. ☐ ☐ Other factors? _____

MITIGATION MEASURES:

Standard mitigation measures are:

- ☐ State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

Other considerations: ☐ Lot Size ☐ Project Design
☐ Compatible Use

CONCLUSION:

Considering the above information, could the project have a significant impact on the physical environment due to

☐ Yes ☒ No

5.2 Environmental Safety

SETTING/IMPACTS:

- a. ☐ Y ☒ N Are any hazardous materials used, produced, or stored on-site? _____
- b. ☐ ☒ Are any hazardous wastes stored on-site? _____
- c. ☐ ☒ Are any pressurized tanks to be used on-site? _____
- d. ☐ ☐ Are any residential units, schools, or hospitals located within 500 feet? *N/A*
- e. ☐ ☐ Other factors? _____

MITIGATION MEASURES:

CONCLUSION:

Considering the above information, could the project have a significant impact on public safety?

☐ Yes

☒ No

4.5 Utilities/Other Services

SETTING/IMPACTS:

- a. ☐ ^Y ☒ ^N Is the project site in an area known to have an inadequate water supply to meet domestic needs?

- b. ☐ ☒ Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?

- c. ☐ ☒ Are there any known problems with providing other utility services, such as electricity, gas, propane?

- d. ☐ ☒ Are there any known service problem areas?

- e. ☐ ☐ Other factors? _____

MITIGATION MEASURES:

Standard mitigation measures are:

☐ Plumbing Code (Ordinance No. 2269)

☐ Water Ordinance No. 7834

Other considerations: ☐ Lot Size ☐ Project Design

CONCLUSION:

Considering the above information, could the project have a significant impact on the physical environment due to utilities/services?

☐ Yes

☒ No

4.3 Education

SETTING/IMPACTS:

- a. ☒ ^Y ☐ ^N Are there known capacity problems at the district level?

- b. ☒ ^Y ☐ ^N Are there known capacity problems at individual schools which will serve the project site?

- c. ☐ ^Y ☒ ^N Are there any known student transportation problems?

- d. ☐ ^Y ☐ ^N Other factors? _____

MITIGATION MEASURES:

Other considerations: ☒ SB 201 Funds ☐ Site Dedication

CONCLUSION:

Considering the above information, could the project have a significant impact on the physical environment due to educational facilities/services?

☐

Yes

☒

No

4.0 Services

4.1 Traffic/Access

SETTING/IMPACTS:

- a. ☐ ^Y ☒ ^N Does the project contain 25 dwelling units, or more and located in an area with known congestion problems (mid-block or intersections)?

- b. ☐ ☒ Will the project result in any hazardous traffic conditions?

- c. ☐ ☒ Will the project result in parking problems with a subsequent impact on traffic?

- d. ☐ ☒ During an emergency (other than fire hazards), will inadequate access result in problems for emergency vehicles or residents/employees in the area?

- e. ☐ ☐ Other factors? _____

MITIGATION MEASURES:

Other considerations: ☐ Project Design

CONCLUSION:

Considering the above information, could the project have a significant impact on the physical environment due to traffic/access?

☐ Yes

☒ No

3.0 Cultural Resources/Visual

3.1 Archaeological/Historical/Paleontological

SETTING/IMPACTS

- a. ☐ ^Y ☒ ^N Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) which indicate potential archaeological sensitivity?
- b. ☐ ☒ Does the project site contain rock formations indicating potential paleontological resources?
- c. ☐ ☒ Does the project site contain known historic structures or sites?
- d. ☐ ☐ Other factors? _____

MITIGATION MEASURES:

Other considerations: ☐ Lot Size ☐ Project Design

CONCLUSIONS:

Considering the above information, could the project have a significant impact on archaeological, historical, or paleontological resources?

☐ Yes

☒ No

2.2 Air Quality

SETTING/IMPACT:

- a. ☐ ^Y ☒ ^N Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential uses or (b) 40 gross acres, 650,000 square feet of floor area, or 1,000 employees non-residential uses)?
- b. ☐ ☒ Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
- c. ☐ ☒ Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure?
- d. ☐ ☒ Will the project generate or is the site in close proximity to sources which create obnoxious odors and/or hazardous emissions?
- e. ☐ ☐ Other factors: _____

MITIGATION MEASURES:

Standard mitigation measures are: ☐ Health and Safety Code, Section 40506

Other considerations: ☐ Project Design ☐ Air Quality Management Plan

CONCLUSIONS:

Considering the above information, could the project have a significant impact on, or be impacted by, air quality?

☐ Yes

☒ No

1.4 Noise

SETTING/IMPACT:

- a. ☐ ^Y ☒ ^N Is the project site located near a high noise source (airports, railroads, freeways, industry)?
- b. ☐ ☒ Will the project substantially increase ambient noise levels, including those associated with special equipment (such as air conditioning units) or parking areas associated with the project?
- c. ☐ ☒ Is the proposed use considered sensitive (school, hospital, senior citizen facility)?
- d. ☐ ☐ Other factors? _____

MITIGATION MEASURES:

Standard mitigation measures are: ☐ Building Ordinance No. 2225--Chapter 35

☐ Noise Ordinance No. 11,778

Other considerations: ☐ Lot Size ☐ Project Design
☐ Compatible Use

CONCLUSIONS:

Considering the above information, could the project have a significant impact on, or be adversely impacted by, noise?

☐ Yes

☒ No

1.2 Flood

SETTING/IMPACTS:

- a. ☒ ^Y ☐ ^N Is a major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?
F&G CONDITION
- b. ☒ ☐ Is the project site located within or does it contain a floodway or floodplain?

- c. ☐ ☒ Is the project site located in or subject to high mudflow conditions?

- d. ☒ ☐ Will the project contribute, or be subject to, high erosion and debris deposition from run-off?

- e. ☐ ☐ Other factors? _____

MITIGATION MEASURES:

Standard mitigation measures are:

- ☒ Building Ordinance No. 2225--Section 308A
- ☒ Flood Control District Drainage Concept
- ☒ Ordinance No. 12,114 (Floodways)

Other considerations: ☐ Lot Size ☒ Project Design

CONCLUSION:

Considering the above information, could the project have a significant impact on, or be impacted by, flood (hydrological) factors?

☐ Yes

☒ No

PROJECT CHANGES/CONDITIONS

- ☐ Prior to () recordation of the final map () issuance of a building permit and as a means of mitigating potential environmental impacts, it must be demonstrated to the satisfaction of the Regional Planning Commission that sewer connection permits can be obtained from () county Sanitation District No. () Las Virgenes Municipal Water District or its legal successor that meet the requirements of the California Regional Water Quality Control Board pursuant to Division 7 of the Water Code.
- ☒ Prior to alteration of any streambeds, and as a means of mitigating potential environmental impacts, the applicant shall enter into an agreement with the California State Department of Fish and Game, pursuant to Sections 1601 through 1603 of the State Fish and Game Code.
- ☐ Prior to () tentative approval () scheduling before the Zoning Board () scheduling before the Regional Planning Commission, and as a means of mitigating potential environmental impacts, the applicant shall submit an archaeology report for the entire project site (unless otherwise noted) prepared by a qualified archaeologist, and comply with mitigation measures suggested by the archaeologist and approved by the Department of Regional Planning.
- ☐ Prior to () tentative approval () scheduling before the Zoning Board () scheduling before the Regional Planning Commission, and as a means of mitigating potential environmental impacts, the applicant shall agree to suspend construction in the vicinity of a cultural resource encountered during development of the site, and leave the resource in place until a qualified archaeologist can examine them and determine appropriate mitigation measures. The applicant shall agree to comply with mitigation measures recommended by the archaeologist and approved by the Department of Regional Planning.
- ☐ As a condition of () final approval () the grant () approval of the zoning ordinance, and as a means of mitigating potential environmental impacts, the applicant shall dedicate to the County of Los Angeles, () the right to prohibit construction over an area demarcated on the () tentative map () plot plan, () construction of more than one residence of commercial unit and related accessory building on any one lot on the project site. A note to this effect shall be () placed on final map or on the Grant Waiver () recorded on the title.
- ☐ Prior to () tentative approval () recordation of the final map () scheduling before the Zoning Board () scheduling before the Regional Planning Commission, and as a means of mitigating potential environmental impacts, the applicant shall drill and test flow a well(s) to the satisfaction of the Department of Public Works/Engineering Division. A warning note shall be () placed on the final map and in the CC&Rs () recorded on the title, indicating that the area has a limited groundwater supply and that water may not be available during periods of severe drought. A copy of the () CC&Rs shall be submitted to the Department of Regional Planning and subsequently recorded with the final map () title shall be submitted to the Department of Regional Planning for approval.
- ☐ As a condition of () final approval () the grant () approval of the zoning ordinance, and as a means of mitigating potential environmental impacts, a warning note shall () be placed in the CC&Rs () recorded on the title, indicating that the area has a limited groundwater supply during periods of severe drought. A copy of the () CC&Rs shall be submitted to the Department of Regional Planning for approval and subsequently recorded with the final map () title shall be submitted to the Department of Regional Planning for approval.
- ☐ Prior to recordation of the final map, the subdivider shall be required to enter into an agreement with the County to pay to the County a sum not to exceed \$3,500.00 per residential unit, and not to be less than \$2,000.00 per residential unit for the purpose of contributing to the proposed Road Benefit District prior to occupancy or upon demand of payment by the County Road Commission. Security for the performance of said agreement shall be guaranteed by the filing of a bond by a duly authorized surety.
- ☐ Prior to scheduling for public hearing, and as a means of mitigating any environmental impacts associated with the distance of the project to the nearest fire station, the applicant shall agree to comply with recommendations of the County Forester and Fire Warden.

☒ APPLICANT IS INFORMED THAT A PERMIT
FROM THE CORPS OF ENGINEERS MAY BE
REQUIRED.

☐ See attached page for additional Project/Changes/Conditions

Major projects in area:

Project Numbers

Description

NOTE: For EIR's, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIES

Responsible Agencies

- ☐ None
- ☒ Regional Water Quality Control Board
- ☒ Los Angeles Region
- ☐ Lahontan Region
- ☐ Coastal Commission
- ☐ _____

Trustee Agencies

- ☐ None
- ☒ State Fish and Game
- ☐ State Parks
- ☐ _____
- ☐ _____

Special Reviewing Agencies

- ☐ None
- ☐ Topanga-Las Virgenes Conservation District
- ☐ Santa Monica Mountains Conservancy
- ☐ National Parks
- ☐ National Forest
- ☐ Edwards Air Force Base

☒ CORPS OF ENGINEERS

Regional Significance

- ☒ None
- ☐ SCAG Criteria
- ☐ Air Quality
- ☐ Water Resources
- ☐ Santa Monica Mtns Area